

OWNER'S CERTIFICATION


We, Kane Development Corp. a Maryland Corporation, by Mark K. Konka, Managing Member, owner of the property shown hereon; hereby adopt this plan of subdivision, dedicate Parcel 'A' Variable County Right-of-Way Dedication, establish easements for the purposes shown and establish the minimum building restriction lines. There are no suits, actions-at-law, leases, liens, mortgages or right-of-ways affecting the property shown, except a certain mortgage and all parties of interest thereto have below indicated their consent.

Witness: Mark K. Konka Date: 2-18-05
 Mark K. Konka, Managing Member
 Kane Development Corp.

Witness: Earl R. Gieseman III Date: 2-18-05
 Earl R. Gieseman III
 Trustee, County First Bank

SURVEYOR'S CERTIFICATE

I, hereby certify, to the best of my knowledge, information and belief, that the plat of subdivision shown hereon is correct; that it is part of the land conveyed by Carroll T. Grandstaff and Frances R. Grandstaff, to Kane Development Corp. a Maryland Corporation, by deed dated June 25, 2002 and recorded in Liber 3602, Folio 335 among the Land Records of Charles County, Maryland. This plan is subject to all conveyances, easements and rights-of-way of record.

The survey markers have been or will be set as indicated by  and that the requirements of the Charles County Subdivision Regulations and the Annotated Code of Maryland have been complied with.

BOLTON LATHAM, L.L.C.

BY: R. JBL Date: 2-17-05
 Raymond Gore Bolton,
 Professional Land Surveyor
 Maryland No. 21121

GENERAL NOTES

- This property is zoned RM, Medium-Density Residential.
- The purpose of this plat is to create 3 buildable lots.
- Existing features, topography and wetlands from Bolton Latham field survey, March 2002.
- Lots are serviced by public sewer and wells drilled to an approved, confined aquifer. This plat is in compliance with the Charles County Comprehensive Water and Sewer Plan.
- There are no existing wells, septic systems or approved sewage easements within 100 feet of the proposed wells.
- This Plan of Subdivision is subject to a forest conservation easement as recorded in the Land Records of Charles County, Maryland, and a Forest Conservation Plan as filed in FC. File # 02-0462 in the Charles County Planning Office.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Resource Protection Zone, except as may be permitted by the Charles County Planning Commission.
- The Parcel 'A', a variable right-of-way dedication, is to be dedicated to the Charles County Commissioners for future road widening.

APPROVED FOR PUBLIC SEWER AND WATER WHEN AVAILABLE AND UPON ISSUANCE OF PERMIT

SCHOOL ALLOCATION(S) GRANTED

Preliminary Plan #: XRS 04-0053
 No. of Lots: 3
 Impact Fee Deposit Paid per Lot: \$ 0.60
 Date: 3/11/05
 By: SM4

W/S ALLOCATION(S) GRANTED

Water: N/A Date: N/A
 Water connection fees paid per lot: \$ N/A
 Sewer: MS4 Date: 3/11/05
 Sewer connection fees paid per lot: \$ 0.60
 Expiration Date: 3 Month Year SM4
 No. of Lots: 3 Information By: SM4

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH APPLICABLE PROVISIONS OF COMAR 26.04.03.

Ray E. Howard MAR 2 2005
 DIRECTOR, CHARLES COUNTY ENVIRONMENTAL HEALTH DATE

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH ALL APPLICABLE COUNTY ORDINANCES, PLANS, AND POLICIES.

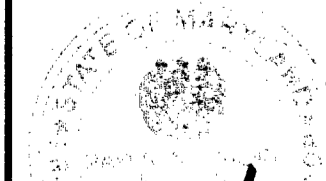
Raymond J. Bolton 3-22-05
 DIRECTOR, PLANNING AND GROWTH MANAGEMENT DATE
Raymond J. Bolton 3/23/05
 CHAIRMAN, CHARLES COUNTY PLANNING COMMISSION DATE

CHARLES COUNTY PLANNING COMMISSION

Date Recorded: _____ By: _____
 Liber: _____ Folio: _____

BOLTON & ASSOCIATES, LLC
 CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS

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 Internet: www.boltonandassociates.com • Email: info@boltonandassociates.com



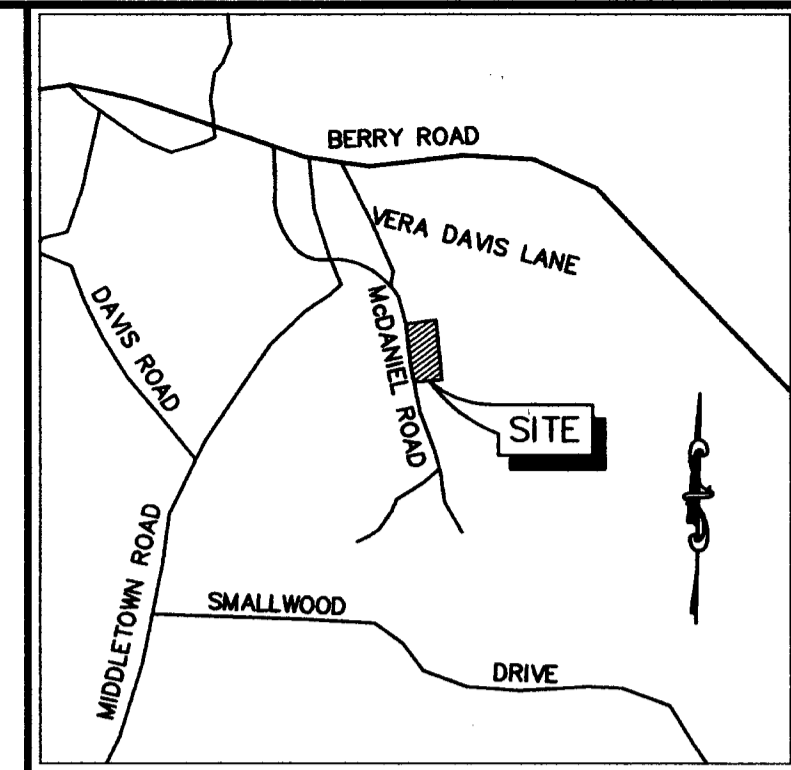
R. JBL 2-17-05
 Raymond Gore Bolton, Professional Land Surveyor
 State of Maryland No. 21121

If the surveyor's seal is not red colored, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

XRS# 04-0053

OWNER:
 KANE DEVELOPMENT CORP.
 C/O MARK KONKA
 P.O. BOX 99
 WALDORF, MARYLAND 20604
 (301) 705-5500

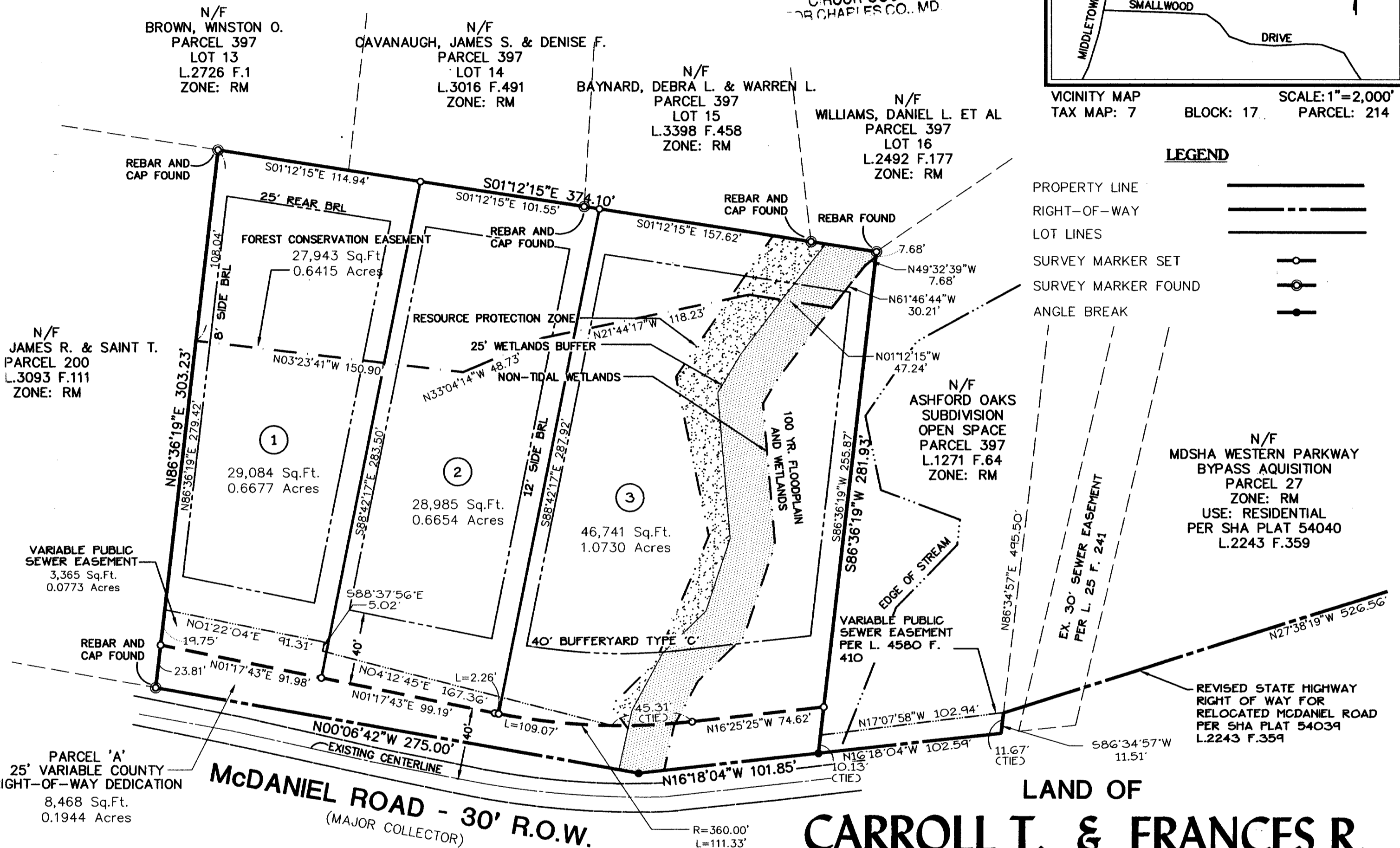
DESIGN	DWG	SHEET	1	OF	1
DRAFT	DWG	DATE	2/16/05		CO717-0201
CHECKED		SCALE	1" = 50'		CO717(CB)



VICINITY MAP SCALE: 1"=2,000'
 TAX MAP: 7 BLOCK: 17 PARCEL: 214

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINES
- SURVEY MARKER SET
- SURVEY MARKER FOUND
- ANGLE BREAK



LAND OF CARROLL T. & FRANCES R. GRANDSTAFF

6th ELECTION DISTRICT CHARLES COUNTY, MARYLAND

NOTE
 Approval of this plat is based on the reasonable expectation that the water and/or sewer services which are planned for the development will be available when needed. However, building permits may not be issued until the planned water and/or sewer facilities are completed and determined to be adequate to serve the proposed development.

55/427

CHARLES COUNTY CIRCUIT COURT (Subdivision Plats, CH) Plat Book 55, p. 427